

APPROVED Minutes of the **REGULAR MEETING OF THE ARCHITECTURAL REVIEW BOARD** held on Tuesday, May 15, 2012, in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Chairman Pro Tem Grover, Members Hardnock, Gulatee, Kennerley and Wang.

ABSENT: Alternate Member Schlecht and Trustee Liaison McDonough.

ALSO PRESENT: Tonya Zozulya, Planner.

CALL TO ORDER: Chairman Pro Tem Grover called the meeting to order at 7:03 p.m.

1.0 ROLL CALL

The roll was called by **Planner Zozulya** and **Chairman Pro Tem Grover** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes of the Rescheduled Architectural Review Board Meeting held Tuesday, April 17, 2012.

Member Hardnock moved and **Member Gulatee** seconded the motion to approve the minutes of the rescheduled Meeting of the Architectural Review Board held Tuesday, April 17, 2012, as submitted. The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS:

3.1 Continued consideration and discussion of a site plan; landscape plans; building elevations, materials and colors; rooftop equipment screening plan, and an exterior lighting plan, for a proposed 78,000-square foot warehouse building addition to an existing office/warehouse building, located at 450 Barclay Boulevard (Harris Architects/Durable Packaging International)

Planner Zozulya stated that at the April 17, 2012 meeting, the Petitioner presented their site plan, landscape plan, building elevations, rooftop equipment screening plan and lighting plan for the proposed building addition at 450 Barclay Boulevard. In reviewing the Petitioner's proposal at the April meeting, the ARB expressed significant concerns about the use of a precast material on the entire addition, and a lack of articulation for the Barclay-facing east building façade, which is considered the primary façade due to its street orientation and visibility. At the conclusion of the meeting, the ARB decided to continue this matter until the regularly scheduled May meeting to give the Petitioner the opportunity to make requested revisions and provide additional information.

Planner Zozulya noted that the following specific revisions and additional information was requested by the ARB at the April meeting:

1. Consider incorporating either a brick material or form-lined concrete panels into the proposed building addition.
2. Provide enhanced front façade articulation and design elements that would distinguish the front façade from the secondary building façades.
3. Provide, at the May meeting, more accurate material/color samples.
4. Provide, at the May meeting, presentation boards that clearly depict all existing and proposed building materials.

Planner Zozulya said that in response to Item #1 above, the Petitioner has decided, as described in their cover letter, to maintain their originally proposed stained precast (that would match the color of the existing brick) for the entire addition, as they do not believe that the use of a form-lined precast material would achieve a better match for the brick than the proposed stained precast material. The revised elevations demonstrate the addition of a “bump-out” at the southeast corner of the proposed addition, in order to add interest to the proposed building, thereby creating the illusion of an office component, similar to the actual office area that currently exists on the south building elevation. This proposed “bump-out” also features a row of tinted grey spandrel glass with an aluminum framing system. **Planner Zozulya** said that the Petitioner will provide, at tonight’s meeting, new material/color samples of the stain they would like to use on the proposed precast material, as well as more detailed presentation boards.

Planner Zozulya said that Staff believes this elevation should be improved further through the expansion of the new “bump-out” and the addition of a greater amount of glass, either across the entire Barclay façade or on every other section of the building, separated by the vertical columns. With regard to the building materials, Staff agrees with the Petitioner that the attached examples of building additions, designed by the Petitioner in other municipalities, fall far short of the desired level of consistency between the original brick material and the new form-lined precast material used on the building addition. **Planner Zozulya** also said that Staff provided the ARB with an example of a form-liner located online, which Staff believes is a closer match for the look and finish the ARB is looking for. Staff is not aware of any existing buildings in the Village where form-lined precast has been incorporated into new or expanded buildings, so we are unable to comment on whether form-lined precast is capable of providing a closer match to brick in the field. If the ARB has experience with this material, as well as its applications in the field, it would be beneficial if you could provide your comments.

Planner Zozulya stated that Staff recommends approval of the proposed site plan, landscape plan, building elevations, rooftop equipment screening plan and lighting plan, for the proposed warehouse building addition, with two recommendations:

1. Incorporate a brick material or the appropriate concrete form-liner design, into the lower half of the new portion of the building to match the existing brick material as closely as feasible.
2. Consider expanding the proposed “bump-out” of spandrel glass either across the top of the entire Barclay façade or on every other section of that façade, separated by vertical columns.

Mr. Rick Harris, Project Manager at Harris Architects, representing the Petitioner, said that they heard different ideas from the ARB at the April meeting. One member suggested adding glass and a parapet. They did incorporate tinted glass windows in the corner. This would add flexibility to this building's use in the future, should this building be subdivided for two tenants and the other tenant wishes to convert some of the warehouse space for office use. They could also punch additional windows if necessary. **Mr. Harris** said that he does not agree with Staff's recommendation that the new "bump-out" of spandrel glass should be continued across the top portion of the entire building, as the windows would make the building look like a school swimming pool. He is not aware of any warehouse buildings in the Village that have windows. They feel the proposed vertical pilasters would add sufficient depth to the building addition. In addition, while this was not part of Staff's recommendation, **Mr. Harris** said they did not feel that windows across the lower portion of the building should be installed because of security and safety concerns.

Mr. Harris also explained that one of the reasons they would like to utilize the originally proposed precast is because precast provides better insulation than brick. They also researched the form-liner product suggested by Staff in their memo, as well as provided the ARB with photographs of previously constructed form-lined precast building additions they worked on in the past. **Mr. Harris** said that he does not believe that one would be able to tell the texture or pattern difference between stained precast and form-lined precast, given the distance between the Durable Packaging building and the front property line. **Mr. Harris** also expressed reservations about the feasibility of installing a brick veneer material over precast, as well as the cost difference between precast and brick veneer (\$12.50/sq.ft. for precast vs. \$21.50/sq.ft. for brick veneer).

Member Gulatee inquired as to the cost of precast vs. solid brick. **Mr. Harris** said that the difference would be astronomical, but did not have exact figures.

Member Kennerley stated that she liked the revised proposal. She would not continue the windows across the entire façade, as she believes the corner should be the focal point. The proposal would add sufficient interest to the Barclay façade. She requested a material sample example from the Petitioner.

The Petitioner presented material/precast stain color samples as well as photographs. They noted that the existing brick has a number of color variations. Therefore, they decided to provide a color that would complement the overall color of the brick, rather than matching a specific color. They have selected the "Canoe" color for the lower portion of the building and the "Cottage Cream" color for the upper portion, from the Sherwin-Williams color palette, to complement the existing brick and stucco, respectively.

Member Gulatee asked the Petitioner whether the precast will be stained off-site, to which **Mr. Harris** replied that it will be done on-site. **Member Gulatee** also inquired how the Petitioner will deal with the issue of color variations on different building elevations, caused by sunlight. **Mr. Harris** responded that the color

variations will not be noticeable, as the existing building is approximately 300' from Barclay Boulevard.

Member Gulatee recommended using a recess or window between the existing and new colors as a transitional element to minimize the color difference. He also stated that he does not believe the precast stain is the answer and questioned the use of the proposed glass windows in the southeast corner.

Member Gulatee asked whether the stain color can be changed once the building is painted. **Mr. Harris** said that the building may have to be primed first but can certainly be repainted to a different, and not necessarily darker, color.

Mr. Harris said that he spoke with multiple contractors regarding whether aged brick can be matched and was told that generally it cannot. The only way to do it is by a method that involves acid washing, which would be highly impractical in this project, given the size of the proposed expansion.

Chairman Pro Tem Grover expressed his satisfaction with the revised proposal, noting that he liked the corner "bump-out" and that the existing brick cannot be matched. He wanted to know whether the upper panels (designed to complement the existing stucco) will be flush with the lower panels (designed to complement the existing brick), to which Mr. Harris responded affirmatively.

Member Hardnock said that he also likes the corner and appreciates the addition of a window that will allow natural light into the building. The proposed landscaping and existing berm will partially obscure the Barclay façade.

Member Wang stated that she also likes the corner design.

Chairman Pro Tem Grover requested the ARB's comments regarding the material.

Member Gulatee recommended testing different color swatches in the field. He cautioned against relying on landscaping alone as it is seasonal. **Mr. Harris** said that the proposed plan incorporates a significant number of evergreen trees along Barclay Boulevard.

Member Hardnock stated that he agrees with the other ARB members that the proposed material will not be able to match the existing brick. The best solution is to complement the brick color. He also suggested incorporating a brick material into the new pilasters as an accent.

Chairman Pro Tem Grover expressed concerns that an all-precast building may not be the look desired by the Village at the street level. **Mr. Harris** said that there are a number of existing precast buildings in that area which are close to the street.

Member Kennerley said she does not have an issue with the precast material and believes the new building addition presents a professional appearance. The proposed landscaping and berm will soften the building.

Member Wang inquired how long the stain will last, to which **Mr. Harris** said it will last 10 years, after which time the building will need to be repainted. He stated that the window mullions and overhead doors will be a bronze finish, to match the existing windows.

Mr. Gulatee moved and Mr. Hardnock seconded a motion to approve, and recommend to the Village Board for their approval of a site plan; landscape plans; building elevations, materials and colors; rooftop equipment screening plan, and an exterior lighting plan, for a proposed 78,000-square foot warehouse building addition to an existing office/warehouse building, located at 450 Barclay Boulevard, as depicted in the Presentation Packet submitted by Harris Architects, Inc., dated March 23, 2012 and revised May 9, 2012, date stamp received May 9, 2012, and further subject to the following:

- 1. The precast concrete stain color for the upper portion of the building addition shall be "Cottage Cream" and the precast concrete stain color for the lower portion of the building addition shall be "Canoe" or similar, as determined in the field by the Petitioner, based on Sherwin-Williams material/color samples provided by the Petitioner at the May 15, 2012 ARB meeting.*

The motion passed unanimously by voice vote.

4.0 UNFINISHED BUSINESS

5.0 NEW BUSINESS (None)

6.0 CITIZENS COMMENTS (None)

7.0 ADJOURNMENT

There being no further business, **Chairman Pro Tem Grover** adjourned the meeting at 8:10 p.m.

Minutes submitted by Tonya Zozulya, Planner.